

Request for Qualifications solicitation DACA31-03-R-0001 is amended as stated below.

****The proposal due date is not extended. SOQ Submissions must be received no later than April 1, 2003 at 4:30 PM EST.**

1. Add after the fifth sentence in Paragraph 1.1.b., on page 4 the following: "The Hawaii project must be presented as two (2) alternatives. Alternative A includes all of the locations in this paragraph. Alternative B excludes the Coast Guard Housing at KKH. All references to this project or portions of the project in this RFQ shall include Alternative A and Alternative B if applicable (as in context)."

2. Add to the end of Paragraph 1.2.1, on page 7 the following: "In this RFQ, clause 52.212-4 has been tailored."

3. Add to the end of Paragraph 2.1.4b., on page 13 the following: "Termination under this paragraph will be deemed a termination for cause."

4. Add to Paragraph 3.2.5 on page 17 the following: "General Excise Tax - The State of Hawaii imposes a General Excise Tax. Under certain conditions, payment of this tax may be waived. For the purpose of this solicitation, offerors should assume that the General /Excise Tax must be paid."

5. Add to the end of Paragraph 4.3.2(e) on page 25 the following: "Provide a milestone schedule for opening and staffing your partnering operation on-site/Ft. Shafter."

6. Add to the end of Paragraph 4.4.2, on page 36 the following:

"5. Does the offeror provide a credible analysis of the labor market on Oahu and a plan for dealing with the potential for labor shortages during the initial development period as well as the life of the project?"

7. Appendix A, add to the end of Paragraph 4.0b.2. on pages A-4 and A-5 the following:

"(g) To the maximum extent possible, interior space climate control, including air conditioning, is preferred.

(h) To the maximum extent possible, replacement units should be of a minimum size of 3 bedrooms and 2.0 baths are preferred."

8. Appendix A, delete the BAH Table, on pages A-10 and A-11 and replace with the following BAH Table:

PAY GRADE	2003 BAH with Dependents	USARHAW On-Post Housing				Potential Monthly Income
		2 BR	3 BR	4+ BR	Housing by Rank	
E1	\$1,279	101	32	3	136	\$173,944.00
E2	\$1,279	297	84	16	397	\$507,763.00
E3	\$1,279	315	79	31	425	\$543,575.00
E4	\$1,279	777	428	246	1451	\$1,855,829.00
E5	\$1,363	543	538	401	1482	\$2,019,966.00
E6	\$1,628	180	365	377	922	\$1,501,016.00
E7	\$1,781	11	181	395	587	\$1,045,447.00
E8	\$1,948	1	22	110	133	\$259,084.00
E9	\$2,081	0	11	46	57	\$118,617.00
WO1	\$1,631	2	9	3	14	\$22,834.00
O1	\$1,393	22	17	5	44	\$61,292.00
O1E	\$1,814	2	3	4	9	\$16,326.00
WO2	\$1,849	10	34	29	73	\$134,977.00
O2	\$1,622	15	12	1	28	\$45,416.00
O2E	\$2,022	1	0	1	2	\$4,044.00
WO3	\$2,052	3	9	15	27	\$55,404.00
O3	\$2,045	53	53	36	142	\$290,390.00
O3E	\$2,099	4	10	4	18	\$37,782.00
WO4	\$2,092	0	1	11	12	\$25,104.00
O4	\$2,157	2	36	162	200	\$431,400.00
WO5	\$2,138	0	0	4	4	\$8,552.00
O5	\$2,232	0	12	90	102	\$227,664.00
O6	\$2,250	0	30	30	60	\$135,000.00
O7	\$2,277	0	4	0	4	\$9,108.00
O8	\$2,277	1	1	2	4	\$9,108.00
O9	\$2,277	0	1	1	2	\$4,554.00
O10	\$2,277	0	0	0	0	\$ -
TOTAL ASSIGNED		2340	1972	2023	6335	\$9,544,196
Current Inventory		2978	2424	2302	7704	
End State					7350	
Weighted BAH per month for assigned quarters:						\$1,506.58
Additional potential monthly income if all habitable, unoccupied houses occupied (based on Weighted Avg. BAH):						\$1,529,181
TOTAL POTENTIAL MONTHLY RENTAL INCOME AT USARHAW Hsg data as of 03 Dec 2002						\$11,073,377

9. Appendix A, add to the end of Paragraph 10.0, on page A-12 the following:

“f. Loaner Furniture Program - The government currently provides temporary loan of bedroom, dining room, and living room sets to new arrivals for a period not to exceed 90 days, or delivery of the member's household goods, whichever is sooner. Departing personnel are authorized the use of loaner items from the day their furniture departs the island until termination from housing. The US Government will terminate this service upon transfer of housing to the RCI partner. To the maximum extent possible, the RCI partner should continue the Loaner Furniture program.”

“g. Washers & Dryers - The government currently provides temporary loan of washers and dryers to all new arrivals for a period not to exceed 90 days, or the arrival of the member's household goods shipment, whichever is sooner. Washers and dryers are provided to service members in pay grades E-4 and below for the duration of assignment to Army Family Housing in Hawaii. The US Government will terminate this service upon transfer of housing to the RCI partner. To the maximum extent possible, the RCI partner should continue to provide individual Washers & Dryers.

“h. Appliances - Kitchen appliances, including dishwashers, stove and refrigerator should be provided and maintained by the developer.”

10. Appendix C, add to the end of Clause 52.212-4(l), on page C-16 the following:

“The contractor agrees that, as a result of any termination, the contractor will not be entitled to, and the contractor agrees to waive entitlement to (whether created by law, regulation, through adjudication or settlement) any amount that exceeds, when combined with previous payments under this contract, the amount in 52.212-4(i)(2).”

11. Information on Coast Guard Housing will be provided in a separate amendment that will be published on or about February 7, 2003.

12. Change Page 5 paragraph c. to read - For the purposes of submissions, bidders should assume an estimated project requirement of approximately 7,350 government owned Army Family Housing units for the Hawaii RCI Project

~~ End of Amendment 0004 ~~